

**KNOXVILLE - KNOX COUNTY PLANNING COMMISSION**  
**AGENDA REVIEW MEETING**

October 9, 2018  
Small Assembly Room, City County Building  
11:30 am

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**Welcome and Executive Director Report**

Gerald Green, AICP, Executive Director

**REVIEW OF AGENDA ITEMS**

**OTHER BUSINESS**

None

**STREET CLOSURES**

Agenda Items #10 - #14 – City of Knoxville  
(Staff: Jeff Archer)

**CONCEPT PLANS/USE ON REVIEWS**

Agenda Item #17: File #10-SB-18-C – Westland Place  
Staff is recommending approval of a change to the previously approved sidewalk plan.  
(Staff: Tom Brechko)

Agenda Item #18: File #10-SC-18-C/10-C-18-UR – Neals Landing- Unit 2  
Staff is recommending approval of the variance requested, approval of the concept plan subject to twelve conditions, and approval of the development plan. (Staff: Tom Brechko)

Agenda Item #19: File #10-SD-18-C/10-D-18-UR – Ball Homes, Inc. – Lobetti Road  
Staff is recommending approval of variances 1-3, denial of variance 4, approval of the concept plan subject to fifteen conditions, and approval of the development plan. (Staff: Tom Brechko)

Agenda Item #21: #10-SF-18-C – Feliciana  
Staff is recommending approval of variances 1-3 and approval of the concept plan subject to 12 conditions. (Staff: Tom Brechko)

Agenda Item #49: File #2-E-18-UR – Terry Romans – Romans Engineering  
Staff is recommending approval of the development plan subject to eight conditions. (Staff: Tom Brechko)

Agenda Item #54: File #10-A-18-UR – Robert D. Burris  
Staff is recommending approval of the development plan subject to four conditions. (Staff: Tom Brechko)

Agenda Item #59: File #10-I-18-UR – ECG Acquisitions, LLC  
Staff is recommending approval of the development plan subject to eleven conditions. (Staff: Mike Reynolds)

**OTHER ITEMS**

Any other items that may be of interest to the Commissioners.



**AUTOMATIC  
REQUESTS FOR POSTPONEMENTS  
OCTOBER 11, 2018 MPC Meeting**

Automatic Postponements are provided for in Article XII, Section 1.B of MPC's Administrative Rules and Procedures, which allows for one automatic postponement when the request is received by 3:30 p.m. on the Monday prior to the Thursday MPC meeting.

***AUTOMATIC POSTPONEMENTS*** until the November 8, 2018 MPC meeting (Indicated with **P**):

- P 20. BRIAR ROCK PARTNERS ON NORTSHORE DRIVE - BRIAR**  
(11-8-18) **ROCK PARTNERS, LLC**  
**a. Concept Subdivision Plan** **10-SE-18-C**  
Southeast side of S Northshore Dr, Southwest of Dunwoody Blvd,  
Commission District 4.
- P b. USE ON REVIEW** **10-E-18-UR**  
(11-8-18) Proposed use: Detached Residential Subdivision in A  
(Agricultural) District.
- P 22. COMMON GROUND SENIOR COHOUSING - TAMBARK**  
(11-8-18) **DEVELOPMENT, LLC**  
**a. Concept Subdivision Plan** **10-SG-18-C**  
West side fo Tambark Dr, north of Valley View Dr., Council District  
4.
- P b. USE ON REVIEW** **10-J-18-UR**  
(11-8-18) Proposed use: Senior Cohousing, 32 attached units on individual  
lots in RP-1 (Planned Residential) District.
- P 26. WHITE'S ADDITION** **10-SC-18-F**  
(11-8-18) At the intersection of Clinch Ave, Eleventh St. and Twelfth St., Council  
District 1.
- P 28. WOODSON TRAIL, PHASE 4A** **10-SE-18-F**  
(11-8-18) South of Woodson Dr, east of Spring Creek Rd, Council District 1.
- P 31. THE GLEN AT WEST VALLEY** **10-SH-18-F**  
(11-8-18) At the intersection of Millstone Ln and George Williams Rd,  
Commission District 5.

**P 41. ELIZABETH CUNNINGHAM / TRI-STAR PARTNERSHIP BYRD** **10-E-18-RZ**  
(11-8-18) North side Asheville Highway, west of Macedonia Ln., Council District 6.  
Rezoning from R-1A (Low Density Residential) to C-3 (General Commercial).

**P 58. ECG ACQUISITIONS, LLC** **10-H-18-UR**  
(11-8-18) Northwest side of E Young High Pike, east side of Chapman Hwy  
Proposed use: 158 unit multi-dwelling development in RP-2 (Planned Residential) District. Council District 1.

## FINAL PLATS

ITEM #	SUBDIVISION	APPLICANT	LOCATION	SURVEYOR	ACRES	LOTS	VAR./COMMENTS	RECOMMENDATION
<b>23</b>	3222 ON THE PIKE (9-SA-18-F)	Sterling Engineering Chris Rosser	South side of Kingston Pk, east of Cherokee Blvd.	Sterling Engineering	4.3	5		APPROVE Final Plat
<b>24</b>	MIZE PROPERTY LOT 2 (10-SA-18-F)	Lucas Hurd	North side of Shanks Ln, southwest of Highland View Rd	Acre By Acre Surveying	2	1		APPROVE Final Plat
<b>25</b>	FRED W PLUMER SR PROPERTY RESUBDIVISION OF LOT 4R1 (10-SB-18-F)	Leon Sherrod	North side of Shackelford Ln, northeast of Graves Rd	Garrett & Associates	5	2		APPROVE Final Plat
<b>26</b>	WHITE'S ADDITION (10-SC-18-F)	Wade Civil & Environmental Consultants, Inc. Lovin	At the intersection of Clinch Ave, Eleventh St. and Twelfth St.	CEC	28656	1		POSTPONE until the November 8, 2018 MPC meeting, at the applicant's request
<b>27</b>	HAYDEN HILL, PHASE 2A (10-SD-18-F)	Hardin Valley Farm Development, LLC	South side of Hunters Knoll Ln, south of Sollway Rd	Batson, Himes, Norvell & Poe	1.12	55		APPROVE Final Plat
<b>28</b>	WOODSON TRAIL, PHASE 4A (10-SE-18-F)	Briarrock Partners, LLC	South of Woodson Dr, east of Spring Creek Rd	Batson, Himes, Norvell & Poe	8.06	10		POSTPONE until the November 8, 2018 MPC meeting, at the applicant's request
<b>29</b>	TRACT 2 OF THE TERRY KENNEDY FARM (10-SF-18-F)	JMC Surveying and Mapping	West side of Lovelace Rd., east of Pine Hill Dr.	Joseph Colvin	16.11	2		APPROVE Final Plat
<b>30</b>	CARTER COVER (10-SG-18-F)	Worley Builders, Inc.	Ball Rd east of intersection of Ball Camp Pk	Scott Williams Scott Williams and Associates	265474	70		APPROVE Final Plat
<b>31</b>	THE GLEN AT WEST VALLEY (10-SH-18-F)	Lynch Surveys LLC	At the intersection of Millstone Ln and George Williams Rd	Ryan S. Lynch	17.59	55		POSTPONE until the November 8, 2018 MPC meeting, at the applicant's request
<b>32</b>	FRENCH PROPERTY (10-SI-18-F)	Hinds Surveying	West side of Morris Rd north of Dairy Ln	Hinds Surveying	2	2		APPROVE Final Plat



## KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION PLAN AMENDMENT REPORT

► **FILE #:** 10-A-18-SP

**AGENDA ITEM #:** 38

**AGENDA DATE:** 10/11/2018

► **APPLICANT:** LECONTE HOLDINGS

OWNER(S): LeConte Holdings, LLC

TAX ID NUMBER: 144 03201

[View map on KGIS](#)

JURISDICTION: Council District 2

STREET ADDRESS: 9608 Westland Dr

► **LOCATION:** Southeast side Westland Dr., northeast side I-140

► **APPX. SIZE OF TRACT:** 2.4 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Accessed via Westland Dr., a minor arterial with 30-50' of pavement width within a 195' right of way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Sinking Creek

► **PRESENT PLAN AND ZONING DESIGNATION:** LDR (Low Density Residential) / A-1 (General Agricultural)

► **PROPOSED PLAN DESIGNATION:** GC (General Commercial)

► **EXISTING LAND USE:** Vacant

► **PROPOSED USE:** Self-service storage facility

EXTENSION OF PLAN  
DESIGNATION:

HISTORY OF REQUESTS: Recent case immediately east of parcel (7-C-18-SP)

SURROUNDING LAND USE North: Shoreline Church (RP-1 Zoning)

AND PLAN DESIGNATION:

South: Interstate 140 (OS-1 Zoning)

East: Rural Residential (A Zoning - County)

West: Interstate 140 and Office, Commercial, Medium Density Residential on other side of interstate (OS-1, PC, CA, PR Zoning)

NEIGHBORHOOD CONTEXT Interstate interchange area with a mixture of civic/institutional, low and medium density residential, office, and commercial developments.

### STAFF RECOMMENDATION:

► **RECOMMEND City Council APPROVE GC (General Commercial) designation.**

This site is located at the southeastern side of the Westland Drive and I-140 interchange. For years the plans have never designated commercial in this area because of community resistance. However, public policy has recently shifted a recent plan amendment for GC in this area, the MPC case was 7-C-18-SP that changed this

public policy.

**COMMENTS:**

SECTOR PLAN REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:  
INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

No new roads or utilities have been introduced in this area to make general commercial development more feasible. However, there have been improvements to the interchange in recent years. Non-residential development has been limited to the western side of the I-140/Westland Dr. interchange, as proposed by the sector plan. A change in the development pattern will occur in this area with the introduction of commercial uses, that was approved with the recent plan amendment of 7-C-18-SP

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The Southwest County Sector Plan was updated in 2016. Knox County Commission adopted the updated sector plan on October 24, 2016. Recently, MPC approved a plan change in this area, introducing commercial uses into a previously designated low density residential area.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS:

A change in policy occurred with the recent amendment to the Southwest County Sector Plan that introduced commercial uses into this area.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

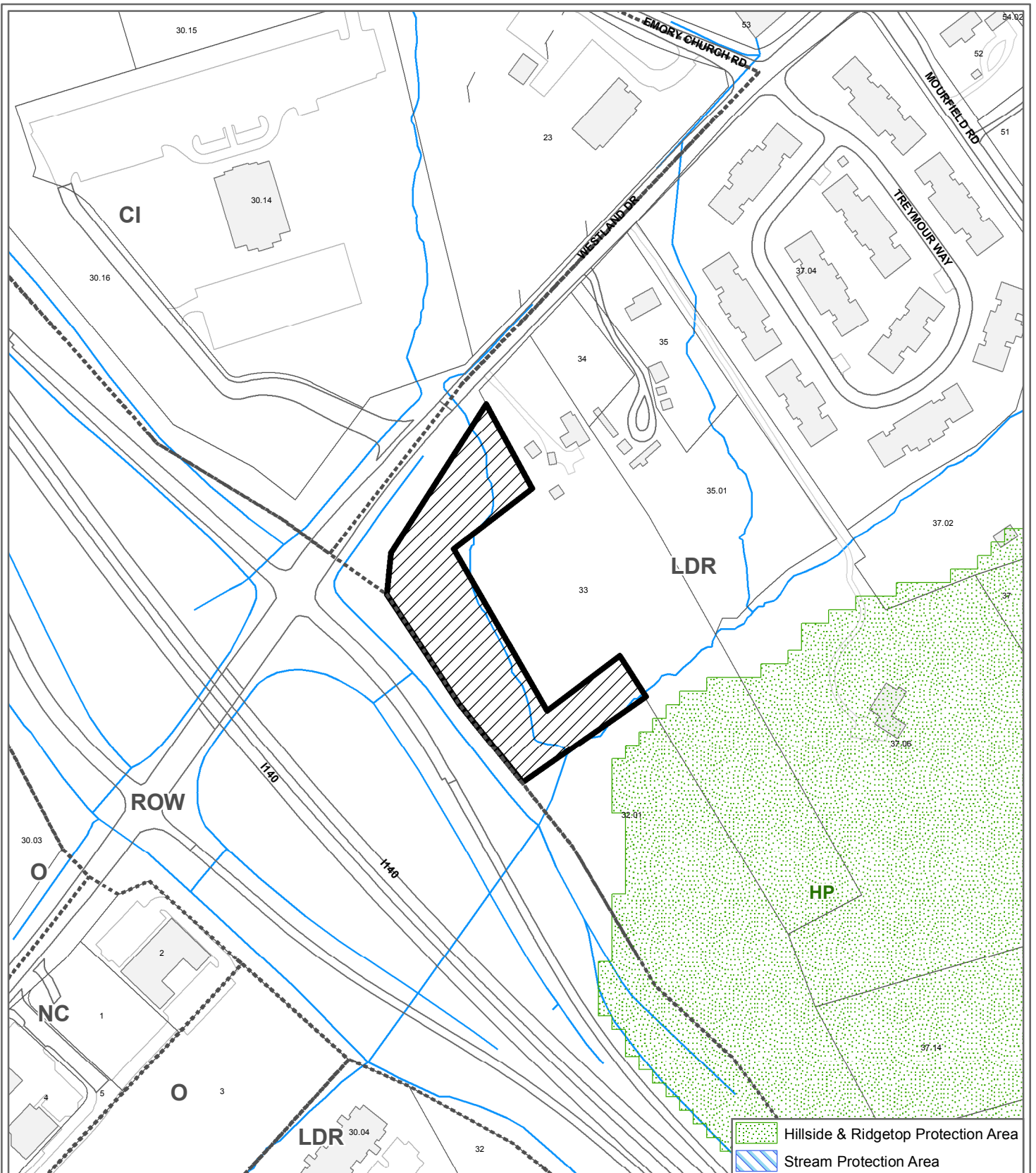
A change in policy occurred with the recent amendment to the Southwest County Sector Plan that introduced commercial uses into this area and will lead to a change in development patterns and traffic.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 11/6/2018 and 11/20/2018. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.





**10-A-18-SP  
SOUTHWEST COUNTY SECTOR PLAN AMENDMENT**

From: LDR (Low Density Residential)

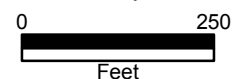
To: GC (General Commercial)



Petitioner: LeConte Holdings

Map No: 144

Jurisdiction: City



Original Print Date: 9/17/2018      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

**KNOXVILLE-KNOX COUNTY  
METROPOLITAN PLANNING COMMISSION  
A RESOLUTION AMENDING THE SOUTHWEST COUNTY SECTOR PLAN**

**WHEREAS**, the Knoxville-Knox County Metropolitan Planning Commission, a regional planning commission established pursuant to state statute, has the duty to make, adopt and amend plans for the physical development of Knoxville and Knox County; and

**WHEREAS**, the Metropolitan Planning Commission pursuant to state statute has prepared and adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

**WHEREAS**, the Council of the City of Knoxville and the Commission of Knox County have adopted the Knoxville Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

**WHEREAS**, the Metropolitan Planning Commission has prepared the Knox County Future Land Use Map, a portion of which is contained within the Southwest County Sector Plan, consistent with the requirements of the General Plan; and

**WHEREAS**, the Knoxville-Knox County General Plan 2033, provides criteria for periodic updates and amendments of the land use maps contained within plans initiated by the Planning Commission or in response to applications from property owners; and

**WHEREAS**, the Metropolitan Planning Commission has submitted an application to amend the Sector Plan from Low Density Residential to General Commercial for property described in the application; and

**WHEREAS**, the Metropolitan Planning Commission staff recommends approval of a revised amendment to the Southwest County Sector Plan, consistent with General Plan requirements that such amendment represents either a logical extension of a development pattern, or is warranted because of changing conditions in the sector as enumerated in the Plan; and

**WHEREAS**, the Metropolitan Planning Commission, at its regularly scheduled public hearing on October 11, 2018, after consideration of the staff recommendation and testimony from those persons in support and opposed to the plan amendment, approved the amendment for the subject property, as requested, and/or amended.

**NOW, THEREFORE, BE IT RESOLVED BY THE KNOXVILLE-KNOX COUNTY METROPOLITAN PLANNING COMMISSION:**

*SECTION 1: The Planning Commission hereby adopts the revised amendment to the Southwest County Sector Plan, with its accompanying staff report and map, file #10-A-18-SP.*

*SECTION 2: This Resolution shall take effect upon its approval.*

*SECTION 3: The Planning Commission further recommends that The Knoxville City Council likewise consider this revised amendment to the General Plan 2033.*

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Date

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Chairman

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Secretary

## KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION PLAN AMENDMENT/REZONING REPORT

► **FILE #:** 10-B-18-RZ  
10-A-18-PA

**AGENDA ITEM #:** 38  
**AGENDA DATE:** 10/11/2018

► **APPLICANT:** LECONTE HOLDINGS  
**OWNER(S):** LeConte Holdings, LLC

**TAX ID NUMBER:** 144 03201 [View map on KGIS](#)

**JURISDICTION:** Council District 2

**STREET ADDRESS:** 9608 Westland Dr

► **LOCATION:** Southeast side Westland Dr., northeast side I-140

► **TRACT INFORMATION:** 2.4 acres.

**SECTOR PLAN:** Southwest County

**GROWTH POLICY PLAN:** Urban Growth Area (Inside City Limits)

**ACCESSIBILITY:** Accessed via Westland Dr., a minor arterial with 30-50' of pavement width within a 195' right of way.

**UTILITIES:** Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

**WATERSHED:** Sinking Creek

► **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / A-1 (General Agricultural)

► **PROPOSED PLAN DESIGNATION/ZONING:** GC (General Commercial) / C-4 (Highway and Arterial Commercial)

► **EXISTING LAND USE:** Vacant

► **PROPOSED USE:** Self-service storage facility

**EXTENSION OF PLAN DESIGNATION/ZONING:**

**HISTORY OF ZONING REQUESTS:** Recent case immediately east of parcel (7-C-18-SP)

**SURROUNDING LAND USE, PLAN DESIGNATION, ZONING**

North: Shoreline Church (RP-1 Zoning)

South: Interstate 140 (OS-1 Zoning)

East: Rural Residential (A Zoning - County)

West: Interstate 140 and Office, Commercial, Medium Density Residential on other side of interstate (OS-1, PC, CA, PR Zoning)

**NEIGHBORHOOD CONTEXT:** Interstate interchange area with a mixture of civic/institutional, low and medium density residential, office, and commercial developments.

### STAFF RECOMMENDATION:

► **RECOMMEND that City Council Approve GC (General Commercial) designation.**

A change in policy recently occurred with the approval of 7-C-18-SP that amended the Southwest County Sector Plan (2016) for the parcel immediately to the east, located within Knox County, from LDR (Low Density Residential) to O (Office) and GC (General Commercial). The location at the intersection of Westland Drive and I-140 makes ideal place for commercial development.

► **RECOMMEND City Council APPROVE C-4 (Highway and Arterial Commercial)**

A change in policy recently occurred with the approval of 7-E-18-RZ which rezoned the parcel immediately to the west from A (Agricultural) to OA (Office Park) and CA (General Business).

**COMMENTS:**

**ONE YEAR PLAN AMENDMENT REQUIREMENTS:**

**CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN** (May meet any one of these.)

- A. **AN ERROR IN THE PLAN** - There are no apparent errors in the plan. The current One Year Plan designates the site as LDR and historically the plans have not designated commercial development on the east side of the Westland Drive and I-140 interchange due to community resistance.
- B. **A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA** - Improvements have been made in recent years to the interchange area.
- C. **A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN** - Public policy has recently shifted with a recent amendment to the Southwest County Sector Plan that placed a commercial land use designation abutting this property.
- D. **NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY MPC) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT** - No new information has become available, besides the shift in public policy.

**REZONING REQUIREMENTS FROM ZONING ORDINANCES** (must meet all of these):

**THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:**

This site is located directly adjacent a parcel that had a sector plan amendment to GC and rezoning to CA was approved by Knox County.

**THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:**

- 1. The requested CA zoning is for general retail businesses and services but not for manufacturing or for processing materials.

**THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:**

- 1. Allowing general commercial use of this property could have a negative impact on the adjacent residential properties in the area.
- 2. Public water and sewer utilities are available in the area, but may need to be extended to serve this site.

**THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:**

- 1. The requested CA zoning districts are not consistent with the sector plan proposal for the property. In order to consider CA or OA zoning, the associated sector plan amendment (10-A-18-PA) would have to be approved.
- 2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

State law regarding amendments of the general plan (which include Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

- 1. The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment

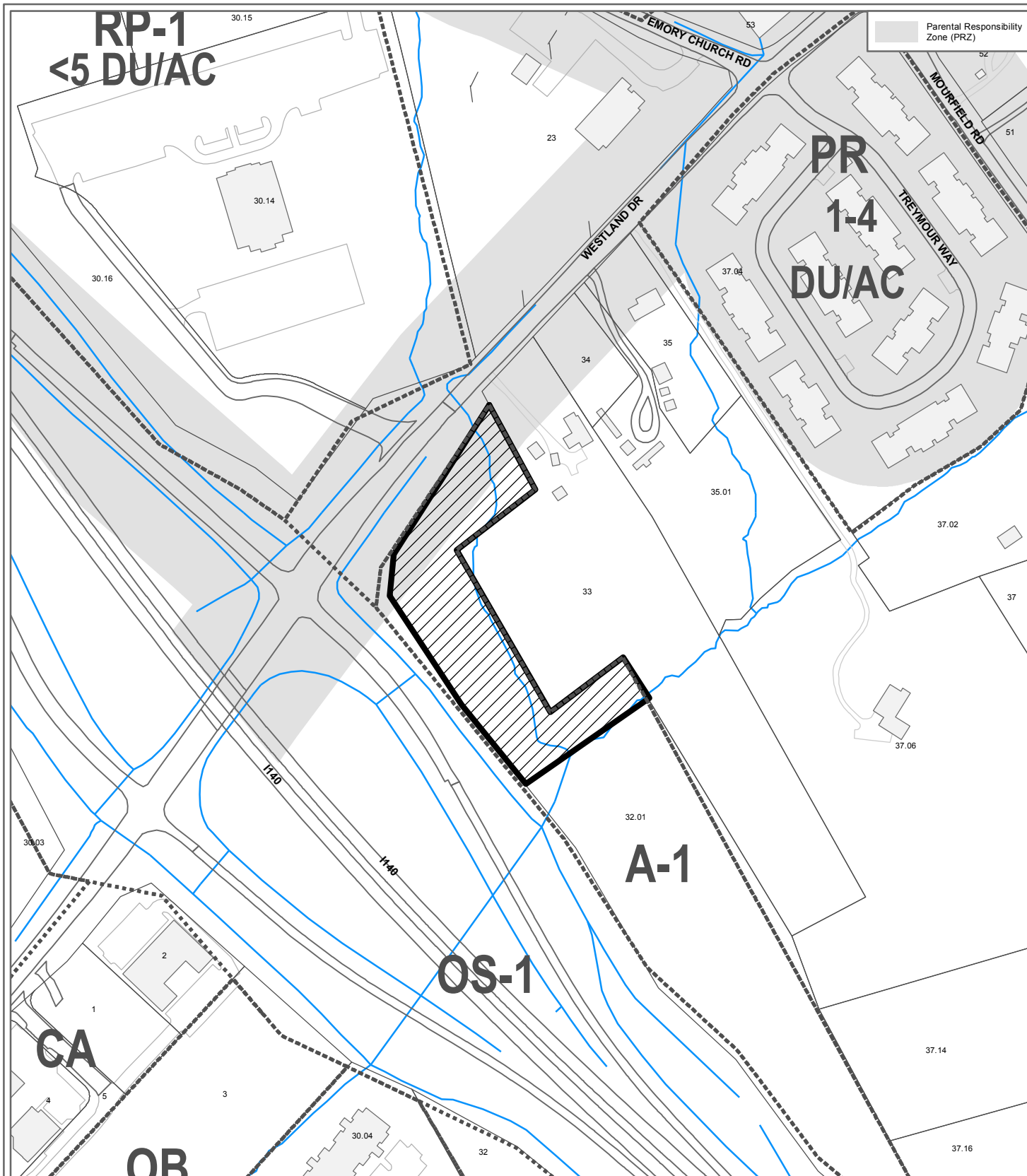
is operative.

2. The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

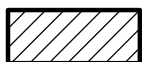
If approved, this item will be forwarded to Knoxville City Council for action on 11/6/2018 and 11/20/2018. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**10-B-18-RZ  
REZONING**

From: A-1 (General Agricultural)

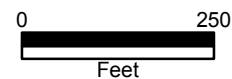
To: C-4 (Highway and Arterial Commercial)



Petitioner: LeConte Holdings

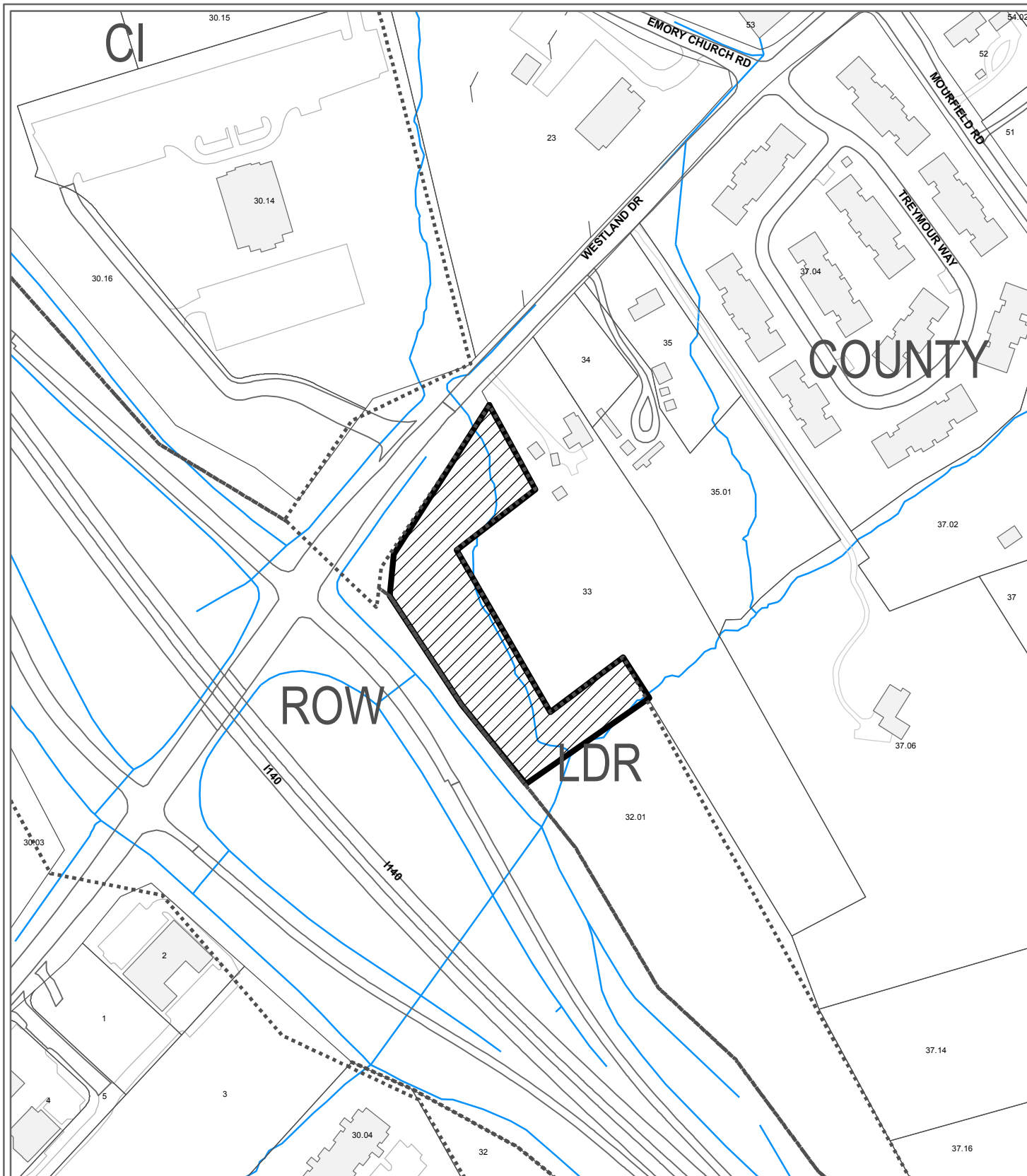
Map No: 144

Jurisdiction: City



Original Print Date: 9/17/2018  
Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

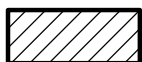




**10-A-18-PA / 10-B-18-RZ  
PLAN AMENDMENT**

From: LDR (Low Density Residential)

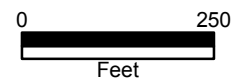
To: GC (General Commercial)



Petitioner: LeConte Holdings

Map No: 144

Jurisdiction: City



Original Print Date: 9/17/2018 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

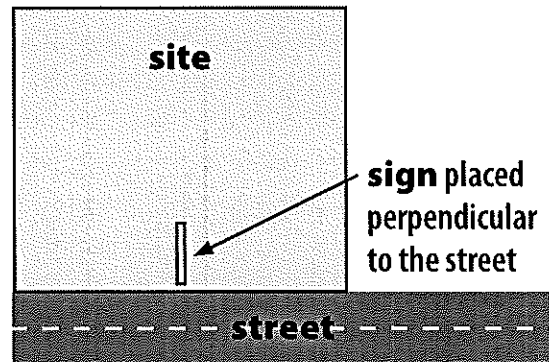
## REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC Administrative Rules and Procedures.

At the time of application, MPC staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the MPC offices. The applicant will be charged a fee of \$10 for each replacement sign.

### LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. MPC staff may recommend a preferred location for the sign to be posted at the time of application.



### TIMING

The sign(s) must be posted 15 days before the scheduled MPC public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next MPC meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

Sept 26, 2018 and Oct 12th, 2018  
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: D. P. H.

Printed Name: Le Conte Holdings

Phone: 865-548-7647 Email: dpsmith@pottymd.com

Date: 8-23-18

MPC File Number: 10-B-18-RZ, 10-A-18-PA

10-A-18-SP



# M P C

METROPOLITAN  
PLANNING  
COMMISSION  
T E N N E S S E E

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
FAX • 215 • 2068  
www.knoxmpc.org

## ☐ REZONING ☐ PLAN AMENDMENT

Name of Applicant: LeConte HoldingsDate Filed: 8-23/18Meeting Date: 10/11/18Application Accepted by: M. PayneFee Amount: \$1000.00File Number: Rezoning 10-B-18-RZFee Amount: \$20.00 File Number: Plan Amendment 10-A-18-PA

RECEIVED

AUG 23 2018

Metropolitan  
Planning Commission

### PROPERTY INFORMATION

Address: 9608 Westland DriveGeneral Location: 1/3 Westland Drive  
1/3 Pellissippi ParkwayParcel ID Number(s): 144 03201Tract Size: 2.4 ac +/-Existing Land Use: VacantPlanning Sector: Southwest CountyGrowth Policy Plan: PlannedCensus Tract: 57.11Traffic Zone: 232Jurisdiction: ☒ City Council 2nd District☐ County Commission \_\_\_\_\_ District

### Requested Change

#### REZONING

FROM: A-1TO: C-4

#### PLAN AMENDMENT

☐ One Year Plan ☒ Southwest County Sector PlanFROM: LDRTO: GC

### PROPOSED USE OF PROPERTY

Self Storage Facility

Density Proposed \_\_\_\_\_ Units/Acre

Previous Rezoning Requests: \_\_\_\_\_

### ☒ PROPERTY OWNER ☐ OPTION HOLDER

PLEASE PRINT

Name: LeConte Holdings LLCCompany: Dean Preston SmithAddress: 7011 Lawford RoadCity: Knoxville State: TN Zip: 37919Telephone: 865-548-7647

Fax: \_\_\_\_\_

E-mail: dpsmith@pottymd.com

### APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: D. Preston SmithCompany: LeConte Holdings LLCAddress: 7011 LawfordCity: Knoxville State: TN Zip: 37919Telephone: 865-548-7647

Fax: \_\_\_\_\_

E-mail: dpsmith@pottymd.com

### APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: see next page

PLEASE PRINT

Name: Same as above

Company: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_

E-mail: \_\_\_\_\_

☐ REZONING ☐ PLAN AMENDMENTName of Applicant: LeConte HoldingsDate Filed: 8-23/18Meeting Date: 10/11/18Application Accepted by: M. PayneFee Amount: \$1000.00File Number: Rezoning 10-B-18-RZFee Amount: \$00.00File Number: Plan Amendment 10-A-18-PA

RECEIVED

AUG 23 2018

Metropolitan  
Planning Commission

## PROPERTY INFORMATION

Address: 9608 Westland DriveGeneral Location: 1/2 Westland Drive1/2 Pellissippi ParkwayParcel ID Number(s): 144 03201Tract Size: 2.4 ac +/-Existing Land Use: VacantPlanning Sector: Southwest CountyGrowth Policy Plan: PlannedCensus Tract: 57.11Traffic Zone: 232Jurisdiction: ☒ City Council 2nd District☐ County Commission \_\_\_\_\_ District

## Requested Change

## REZONING

FROM: A-1TO: C-4

## PLAN AMENDMENT

☐ One Year Plan ☒ Southwest County Sector PlanFROM: LDRTO: GC

## PROPOSED USE OF PROPERTY

Self Storage Facility

Density Proposed \_\_\_\_\_ Units/Acre

Previous Rezoning Requests: \_\_\_\_\_

☒ PROPERTY OWNER ☐ OPTION HOLDER

PLEASE PRINT

Name: LeConte Holdings LLCCompany: Dean Preston SmithAddress: 7011 Lawford RoadCity: Knoxville State: TN Zip: 37919Telephone: 865-548-7647

Fax: \_\_\_\_\_

E-mail: dpsmith@pottymd.com

## APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: D. Preston SmithCompany: LeConte Holdings LLCAddress: 7011 Lawford RoadCity: Knoxville State: TN Zip: 37919Telephone: 865-548-7647

Fax: \_\_\_\_\_

E-mail: dpsmith@pottymd.com

## APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: D. Preston Smith

PLEASE PRINT

Name: Same as above

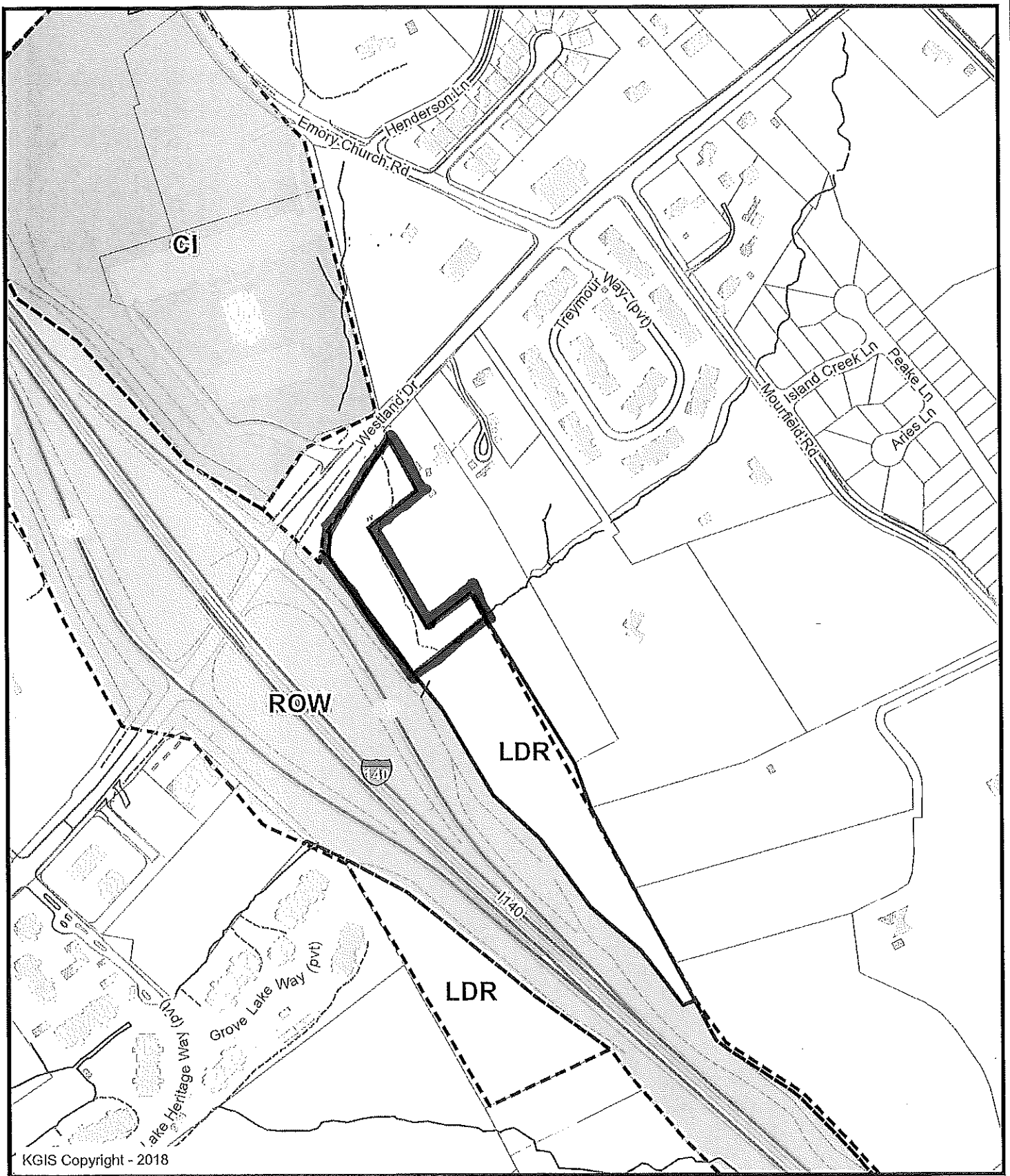
Company: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_

E-mail: \_\_\_\_\_



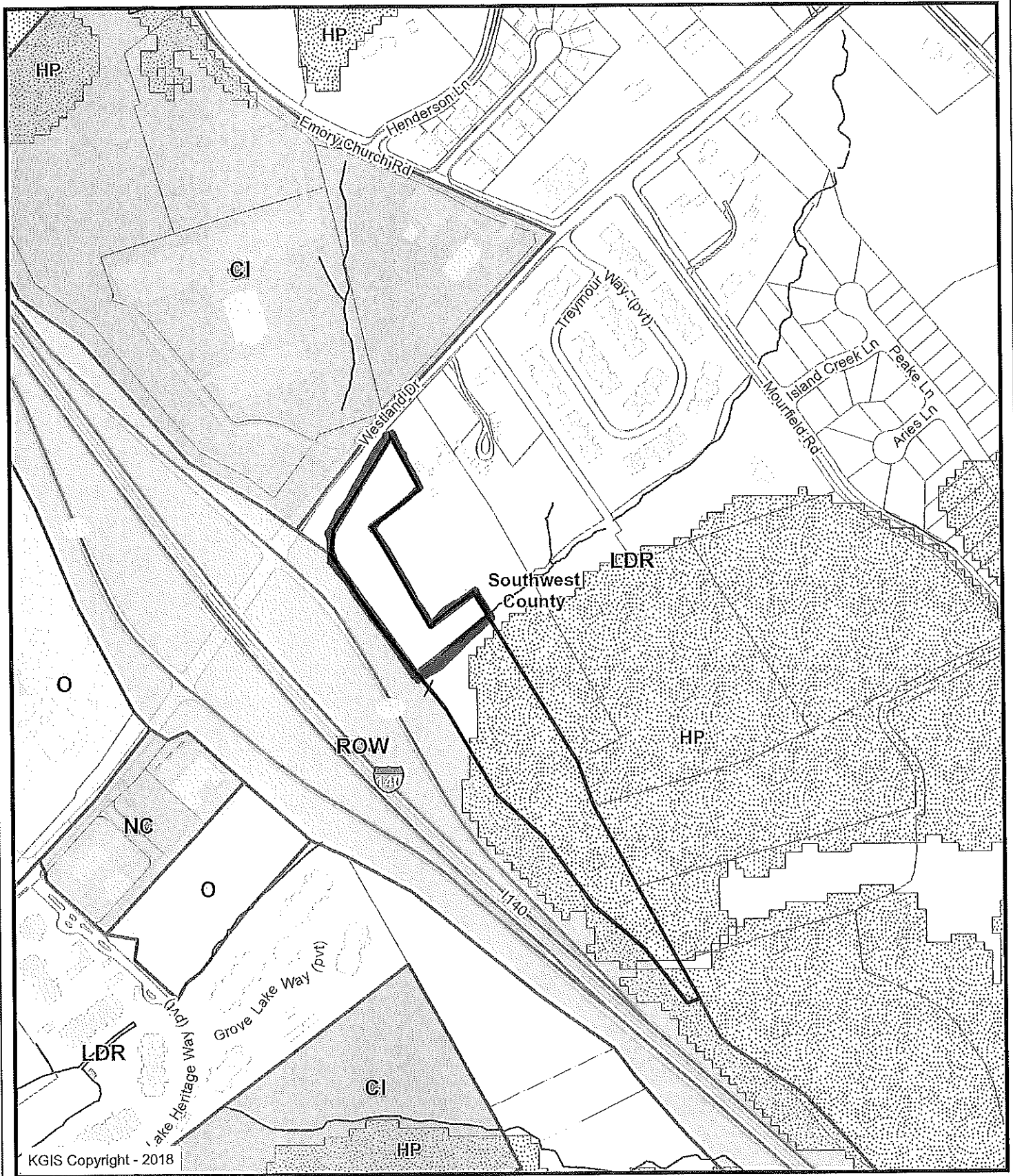
## Letter Portrait

Knoxville - Knox County - KUB Geographic Information System

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**MPC October 11, 2018**

**Agenda Item #38**

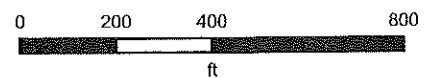


## Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



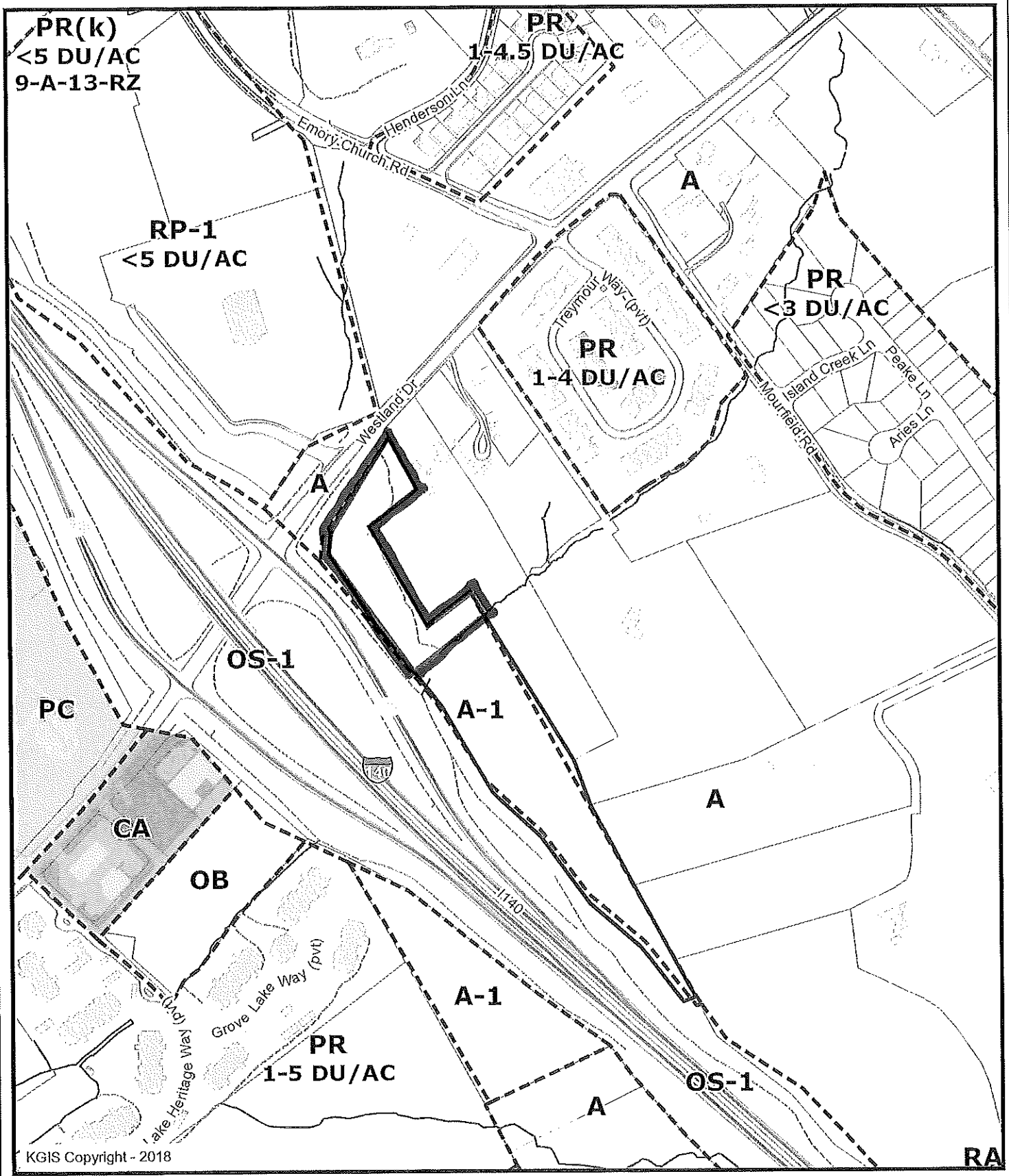
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**MPC October 11, 2018**

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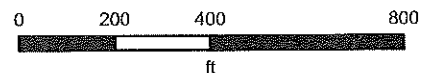


## Letter Portrait

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**MPC October 11, 2018**

**Agenda Item #38**

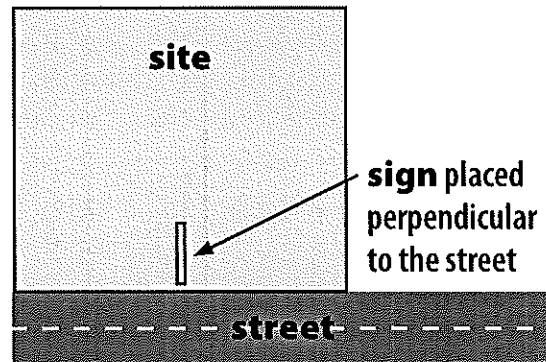
## REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC Administrative Rules and Procedures.

At the time of application, MPC staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the MPC offices. The applicant will be charged a fee of \$10 for each replacement sign.

### LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. MPC staff may recommend a preferred location for the sign to be posted at the time of application.



### TIMING

The sign(s) must be posted 15 days before the scheduled MPC public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next MPC meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

Sept 26, 2018 and Oct 12th, 2018  
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: D. P. H.

Printed Name: LeConte Holdings

Phone: 865-548-7647 Email: dpsmith@pottymd.com

Date: 8-23-18

MPC File Number: 10-B-18-RZ, 10-A-18-PA

10-A-18-SP

**MEMORANDUM**

**TO:** Metropolitan Planning Commission  
**FROM:** Thomas Brechko, Principal Planner  
**DATE:** October 2, 2018  
**SUBJECT:** 10-B-18-OB: Two year extension of the Concept Plan for Steele Road Subdivision (9-SC-16-C)

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**STAFF RECOMMENDATION:**

Approve the extension of the Concept Plan for Steele Road Subdivision (9-SC-16-C) until September 8, 2020, pursuant to Section 2.09.C of the Knoxville-Knox County Subdivision Regulations.